

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
March 13, 2007**

7:00 p.m. Meeting called to order.

Attendance: Karl Haglund, Chair (arrived at 7:45); Andrew McClurg, Vice Chair; Jennifer Fallon; Sami Baghdady; Andres Rojas; Jay Szklut, Staff; Jeffrey Wheeler, Staff (arrived at 8:00)

Minutes of February 8, February 21, and February 28 were approved.

Committee Updates

Belmont Center Planning Group - Sami reminded the Board that BCPG had invited the PB to their meeting on Thursday evening.

Belmont-Lexington-Waltham Tri-Community Transportation Study - Andy McClurg noted that the next meeting of the Study group is scheduled for March 22.

Mega-Group Meeting - Ms. Fallon reminded the Board that the Mega Group Meeting is scheduled for March 19

**7:30 p.m. PUBLIC HEARING: STANDING SIGN - 1010 PLEASANT ST., WAVERLEY
LANDSCAPING**

Waverly Landscaping has applied for a permit to erect a free standing sign in front of their business on Pleasant Street. The Public Notice was read. Jay presented the Board the application and pictures of the proposed sign. He affirmed that the proposed sign conforms with the dimensional requirements for free standing signs as delineated in the zoning By-Law. There were no comments from the public.

**Moved by Baghdady to close the public hearing.
Second by Rojas
Approved Unanimously**

**Moved by Rojas to approve the application.
Second by Fallon
Approved Unanimously**

**7:40 p.m. PUBLIC HEARING (CONTINUED): DESIGN AND SITE PLAN REVIEW - 442
COMMON STREET**

Mr. Kokubo presented a seating diagram for the proposed exterior tables and also a revised description of his restaurant operation and site plan review application. The diagram showed a fence would be erected around the perimeter of the proposed tables. Mr. Kokubo explained that this would be a temporary fence and that he might use planters rather than a fence to demarcate

RECEIVED
TOWN CLERK
BELMONT, MA.
APR 11 11 59 AM '07

his area. Several members expressed a concern with maintenance of the exterior portion and the use and maintenance of umbrellas with the tables.

Questions were raised with the seasonal nature of the exterior portion and where the tables would be stored in the winter. After some discussion, the Board agreed to exclude outdoor seating during the months of December, January and February.

Andrea Masciari, 41 Flett Road, spoke in favor of the restaurant and the outdoor seating.

Board members commented that with the reduction of the number of tables from 9 to 6, no residents had expressed an opposition to the proposal.

Moved by Fallon to close the public hearing.

Second by Rojas

Approved Unanimously

Moved by Fallon to waive the parking requirement and to approve the site plan review subject to a condition on maintenance of the outdoor tables and umbrellas and to prohibit outdoor seating from December through February.

Second by McClurg

Approved Unanimously

8:20 p.m. Update: Senior Center Building Decision

A letter from the BSC Group summarizing the results of their parking and transportation review of the proposed center was entered into the record. The letter, while stating that the reduction in the width of the travel lane behind the building created a less than recommended width, did not conclude that the narrower width was a safety issue.

The letter from BSC also pointed out that the parking spot nearest the emergency generator was not usable if the spot adjacent was occupied. The Board felt that the generator would need to be moved more towards the rear of the property to create an area where a vehicle could back into when leaving the parking spot.

Mr. Haglund noted that the neighbor concerned with the dumpster location was actually in a situation where the dumpster faced the front entrance to his home. This was followed by discussion on the need for the dumpster with Ms. Pressey now indicating that the caterer for noon time meals may be using the dumpster for disposal of trash.

The Board requested that the Senior Center Building Committee share the letter from BSC with their architect and request that he rescind the letter submitted to the Planning Board. Ms. Pressey noted that the building committee had never formally requested that the letter be rescinded. Should the architect agree to rescind his letter, the Board asked the Building Committee to review with Town Counsel appropriate language for a rescission letter. The Board also asked for further information on the need for a dumpster.

Meeting continued to March 27, 2007.

8:50 p.m. Discussion - Waverley Square Rezoning

The Board was informed that AA Rental, the property that had sparked the discussion on a rezoning of the Agassiz block, has been sold. In light of this development, Board members questioned whether a rezoning of the Agassiz block was still opportune. The Board tabled their discussion and will look at the Agassiz Block when they begin their discussion of the entire Waverley Square area.

9:20 p.m. Discussion - Transition Zones

Jay presented photos and property information of the Benton Square area along Trapelo Road. The northerly side of Trapelo Road is zoned single family while the southerly side is an LB III district. Properties in the single family zone from Pine Street to the east are all in residential use. From Pine Street to the west, properties are primarily mixed use (office and residential) with a number of two-family properties. Properties in the LB III district are primarily office uses with two commercial/retail buildings (including a funeral home). No solely residential uses are found in this district. The Board agreed that the four properties including 1-3 Trapelo Rd, 5-7 Trapelo Rd, 3 Pine Street, and 7 Pine Street should remain as residentially zoned. The Board delayed further discussion on rezoning the remaining area until information on the other two transitional zones was complete. Discussion was continued to March 27.

9:55 p.m. Discussion - Comprehensive Planning

Postponed to March 27.

10:00 p.m. Meeting Adjourned

Next Meeting: Tuesday, March 27
Town Hall, Conference Room 2

Approved 4/4/05